

## Housing and Community Development Committee

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**Council Member Jolanda "Jo" Jones (Chair)**  
**At-Large Position 5**

**Oliver Pennington (Vice Chair)**  
**District G**

**Stephen Costello**  
**At-Large Position 1**

**Al Hoang**  
**District F**

**Jarvis Johnson**  
**District B**

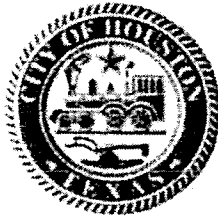
**Wanda Adams**  
**District D**

**C.O. Bradford**  
**At-Large Position 4**

### **AGENDA**

**Thursday, March 24, 2011 3:00 P.M.**  
**City Hall Council Chambers, 901 Bagby, 2<sup>nd</sup> Floor**

- I. Welcome – Council Member Jolanda "Jo" Jones, Chair
- II. Bob Bradford, with HCDD, will discuss the following agenda items:
  - a) An ordinance authorizing a contract between the City of Houston and AIDS coalition of Coastal Texas, Inc. to provide funding for the administration and operation of a Tenant- Based Rental Assistance, Short-Term Rent, Mortgage, and Utility Assistance and Supportive Services project under the Housing Opportunities for Persons with AIDS (HOPWA) Program.
  - b) An ordinance authorizing an amendment to the 2009 Consolidated Plan projected use of funds budget for the 35<sup>th</sup> year Program Year to reduce Community Facilities under Public Facilities and Improvements and increase Houston Police Department- Fondren under Public Facilities and Improvements; and to amend the 2010-2014 Consolidated Plan and Action Plan for the projected use of funds budget for the 36<sup>th</sup> Program Year to delete the India House project under Public Facilities and Improvements and to add Community Facilities (unallocated) under Public Facilities and Improvements.
- III. Eta Paransky, with HCDD, will discuss the following agenda items:
  - a) An ordinance appropriating funds out of the TIRZ Fund 2409 and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 110-unit Single Resident Occupancy (SRO).



- b) Approval of a City of Houston Resolution supporting and approving the proposed construction of Trinity East Village (Tax Credit).
- c) Approval of a City of Houston Resolution supporting and approving the proposed construction of Zion Bayou (Tax Credit).

IV. Chris Butler, with HCDD, will discuss the following agenda items:

- a) An ordinance authorizing a contract between the City of Houston and Rebuilding Together Houston (RTH) for home repair services out of the TIRZ Affordable Housing Fund 2409.
- b) An ordinance approving and authorizing the de-appropriating the remaining balance of TIRZ Affordable Housing Funds 2409 and 2400 and any additional balance that may occur in the future and re-appropriating the remaining TIRZ balances from these funds for use by the Single Family Home Repair Program and related home repair relocation expenses.

V. Director Noteware, Briefing of the Action Plan

VI. Public Comments (strict 3 min/ person)

VII. Director of Housing & Community Development Comments, if any (strict 5 min)

VIII. Committee Chair update

IX. Adjournment

Action may be taken on any of the above items. Committee meetings are open to the Public. For special needs or information about this committee, please contact Ingrid Flornoy or Mechelle Phillips at 832-393-3006.

Texas Government Code, Section 551.042. Inquiry Made at Meeting – If at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: 1) a statement of specific factual information given in response to the inquiry; or 2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place on the agenda for subsequent meeting.

To: Mayor Via City Secretary

REQUEST FOR COUNCIL ACTION

11 - ACCT

<b>Subject:</b> An Ordinance Authorizing the Execution of a Contract Between the City of Houston and AIDS Coalition of Coastal Texas, Inc. for a HOPWA Emergency Housing Assistance Program.		<b>Category</b> 1,2	<b>Page 1 of 2</b>	<b>Agenda Item #</b>
<b>From (Department or other point of origin):</b>  James D. Noteware Housing and Community Development Department		<b>Origination Date</b>  03/04/11	<b>Agenda Date</b>	
<b>Director's Signature</b>		<b>Council District affected:</b>  N/A		
<b>For additional information contact:</b> Melody Barr Phone: 713.868.8329		<b>Date and Identification of prior authorizing Council action:</b>		
<b>Recommendation: (Summary)</b> Approval of an ordinance authorizing the execution of a Contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc. to provide funding for the administration and operation of a Tenant-Based Rental Assistance, Short-Term Rent, Mortgage, and Utility Assistance and Supportive Services project under the Housing Opportunities for Persons with AIDS ("HOPWA") Program.				
<b>Amount of Funding</b>  \$362,422.00 HOPWA Grant		<b>Finance Budget:</b>		
<b>Source of Funding</b> <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund				
<b>HOPWA Grant Fund 5000</b>				
<input type="checkbox"/> Other (Specify)				
<b>Specific Explanation</b>  The Housing and Community Development Department ("HCDD") recommends approval of a Contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc. ("AIDS Coalition") to finance the organization's administrative and emergency housing assistance costs associated with its HIV/AIDS program. AIDS Coalition provides supportive services and direct emergency financial assistance to persons living with HIV/AIDS who are presently on a HUD Section 8 waiting list, as well as those who are at risk of becoming homeless due to lost employment, long-term hospitalization/illness and similar circumstances. The Administrative Offices for AIDS Coalition are located on 707 23 <sup>rd</sup> Street, Galveston, Texas 77550.  AIDS Coalition of Coastal Texas began receiving HOPWA funds from the City of Houston in February 2006. The City of Houston had been assigned responsibility for the Galveston and Brazoria Counties as part of its Eligible Metropolitan Statistical Area ("EMSA") for the HOPWA Program. The City of Houston's EMSA for the HOPWA Program currently consists of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller Counties.  The proposed project will provide tenant-based rental assistance; short-term rent, mortgage and utilities assistance; and supportive services. The Contract will provide up to \$362,422.00 in HOPWA funds for one year of funding. The contract's performance period will begin April 1, 2011 and end March 31, 2012. Through this agreement, AIDS Coalition will provide supportive services and housing assistance to a minimum ninety (90) individuals with HIV/AIDS and fifty (50) family members for a total of 140 persons served.				
<b>Required Authorization</b>				
<b>Finance Director</b>	<b>Other Authorization</b>		<b>Other Authorization</b>	

<b>Date</b> <b>03/04/11</b>	<b>Subject:</b> An Ordinance Authorizing the Execution of a Contract Between the City of Houston and AIDS Coalition of Coastal Texas, Inc. for a HOPWA Emergency Housing Assistance Program.	<b>Originator's Signature</b>	<b>Page 2 of 2</b>
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Services to be provided will include housing assistance and supportive services such as mental health services, case management, nutritional services, and client advocacy. The agency is requesting funding to provide: (1) tenant-based rental assistance and supportive services at fifty (50) scattered-site units, and (2) short-term rent, mortgage, and utility assistance and supportive services at forty (40) scattered-site units for low-income, HIV/AIDS infected individuals and their families.

Total Funds and Services: \$362,422.00  
Number of Persons Served: 140 clients and family members  
Category of Persons: Low-income individuals living with HIV/AIDS

The tenant-based rental assistance program will provide approximately \$300/month to clients in long-term rental situations. This assistance will be available each month for a 12-month period, at the end of which the client must re-qualify for the program.

The short-term rent, mortgage and utility assistance program will be provided to clients facing loss of housing and/or utilities due to a temporary emergency situation. According to HOPWA regulations, an agency can provide up to 21 weeks of assistance to an individual in any 52-week period.

This contract will provide funding for the following HOPWA activities during a 12-month period.

<b>HOPWA Category</b>	<b>Total Contract Amount</b>	<b>Percentage (%)</b>
Administrative	\$25,370.00	7.00 %
Supportive Services	\$129,552.00	35.66%
Tenant-Based Rental Assistance	\$180,000.00	46.40%
Short-Term Rent, Mortgage and Utility Assistance	\$27,500.00	10.94%
<b>Total</b>	<b>\$362,422.00</b>	<b>100.00%</b>

The Housing and Community Development Department recommends approval of this contract.

JN:ab

c: City Attorney  
City Secretary  
Mayor's Office  
Legal Department  
Finance Department



TO: Mayor via City Secretary      **REQUEST FOR COUNCIL ACTION**

2

<b>SUBJECT:</b> The Housing and Community Development Department recommends City Council's approval of an Ordinance amending the 2009 Consolidated Plan (Plan) Projected Use of Funds Budget for the 35 <sup>th</sup> Program Year (Plan) to reduce Community Facilities under Public Facilities and Improvements by \$1,500,000 and to increase Houston Police Department-Fondren under Public Facilities and Improvements by \$1,500,000; and amending the 2010 -2014 Consolidated Plan and Action Plan (Plan) for the Projected Use of Funds Budget for the 36 <sup>th</sup> Program Year to delete the India House project under Public Facilities and Improvements in the amount of \$311, 594 and to add Community Facilities (unallocated) under Public Facilities and Improvements in the amount of \$311, 594, among other things.		<b>Category # 1,2</b>	<b>Page 1 of 2</b>	<b>Agenda Item #</b>															
<b>FROM (Department or other point of origin):</b> James D. Noteware, Director Housing and Community Development		<b>Origination Date</b> March 8, 2011	<b>Agenda Date</b>																
<b>DIRECTOR'S SIGNATURE:</b>		<b>Council District affected:</b> All and C																	
<b>For additional information contact:</b> Robert Bradford/Brenda Scott Phone: 713-868-8340/713-868-8484		<b>Date and identification of prior authorizing Council action:</b> Ordinance Number – 2009-420, Ordinance No. 2010-0372, Ordinance No. 2010-0408, Ordinance No. 2011-14																	
<b>RECOMMENDATION: (Summary)</b> The Housing and Community Development Department recommends City Council's approval of an Ordinance amending the 2009 Consolidated Plan (Plan) Projected Use of Funds Budget for the 35 <sup>th</sup> Program Year to reduce Community Facilities under Public Facilities and Improvements by \$1,500,000 and to increase Houston Police Department-Fondren under Public Facilities and Improvements by \$1,500,000; and amending the 2010 -2014 Consolidated Plan and Action Plan (Plan) for the Projected Use of Funds Budget for the 36 <sup>th</sup> Program Year to delete the India House project under Public Facilities and Improvements in the amount of \$311, 594 and to add Community Facilities (unallocated) under Public Facilities and Improvements in the amount of \$311, 594, among other things.																			
<b>Amount of Funding:</b>			<b>Finance Budget:</b>																
<b>SOURCE OF FUNDING</b> <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify) <b>Community Development Block Grant (CDBG)</b> <b>Fund 5000</b>																			
<b>SPECIFIC EXPLANATION:</b> The Housing and Community Development Department recommends City Council's approval of an Ordinance amending the 2009 Plan Projected Use of Funds Budget for the 35 <sup>th</sup> Program Year and the 2010-2014 Plan Projected Use of Funds Budget for the 36 <sup>th</sup> Program Year. In accordance with HUD regulations and per the City of Houston's (City) Citizen Participation Plan, the City shall prepare a Substantial Amendment to its Plans when it adds an activity or project, deletes an activity or project, or whenever it changes the purpose, scope, location , or beneficiaries of an activity or project previously described in its Plans. Herein, an activity is increased by more than 25% and an activity is deleted.																			
The details of the amendment are included in the attached Public Notice. The amendment is as follows:																			
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Program Year/Project</th> <th style="text-align: center;">Increase/Add</th> <th style="text-align: center;">Decrease/Delete</th> </tr> </thead> <tbody> <tr> <td>2009 – Public Facilities and Improvements (Community Facilities - unallocated) (decrease)</td> <td style="text-align: center;">-0--</td> <td style="text-align: center;">\$1,500,000</td> </tr> <tr> <td>2009 – Public Facilities and Improvements (Houston Police Department – Fondren) (increase)</td> <td style="text-align: center;">\$1,500,000</td> <td style="text-align: center;">-0-</td> </tr> <tr> <td>2010 - Public Facilities and Improvements (India House) (delete)</td> <td style="text-align: center;">-0-</td> <td style="text-align: center;">\$311,594</td> </tr> <tr> <td>2010 – Public Facilities and Improvements (Community Facilities (unallocated) (add)</td> <td style="text-align: center;">\$311,594</td> <td style="text-align: center;">-0-</td> </tr> </tbody> </table>					Program Year/Project	Increase/Add	Decrease/Delete	2009 – Public Facilities and Improvements (Community Facilities - unallocated) (decrease)	-0--	\$1,500,000	2009 – Public Facilities and Improvements (Houston Police Department – Fondren) (increase)	\$1,500,000	-0-	2010 - Public Facilities and Improvements (India House) (delete)	-0-	\$311,594	2010 – Public Facilities and Improvements (Community Facilities (unallocated) (add)	\$311,594	-0-
Program Year/Project	Increase/Add	Decrease/Delete																	
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2010 - Public Facilities and Improvements (India House) (delete)	-0-	\$311,594																	
2010 – Public Facilities and Improvements (Community Facilities (unallocated) (add)	\$311,594	-0-																	
<b>REQUIRED AUTHORIZATION</b>																			
<b>Finance Department Director:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>															

Date	Subject	Originator's Initials	Page 2 of 2
March 5, 2011	The Housing and Community Development Department recommends City Council's approval of an Ordinance amending the 2009 Projected Use of Funds Budget for the 35 <sup>th</sup> Program Year to reduce Community Facilities under Public Facilities and Improvements by \$1,500,000 and to increase Houston Police Department-Fondren under Public Facilities and Improvements by \$1,500,000; and amending the 2010 -2014 Consolidated Plan and Action Plan for the Projected Use of Funds Budget for the 36 <sup>th</sup> Program Year to delete the India House project under Public Facilities and Improvements in the amount of \$311, 594 and to add Community Facilities (unallocated) under Public Facilities and Improvements in the amount of \$311, 594, among other things.		

HCDD will also reflect a change to the information on Page 157 of the 2010-2014 Plan. Blue Ridge Park, located at 5600 Court Road, Houston, Texas 77063 is no longer under consideration for rehabilitation. Instead, funds will be allocated for the new construction of Ft. Bend Senior Citizens Center located at 5525 Hobby Street, Houston, Texas 77053.

Through a Notice published in the Houston Chronicle on Wednesday, March 2, 2011, the public was notified of the proposed changes to the projected 2009 and 2010-2014 Plans. The Public has thirty (30) days to comment (through April 1, 2011) on these proposed changes. -

This item was passed by the Housing Committee on \_\_\_\_\_. Therefore, approval of an ordinance is recommended.

**JN: DS**

cc: City Secretary  
Legal Department  
Mayor's Office





3

<b>TO: Mayor via City Secretary</b>		<b>REQUEST FOR COUNCIL ACTION (DRAFT)</b>		<b>JH TIRZ</b>	
<b>SUBJECT:</b> An Ordinance appropriating \$400,000 out of TIRZ Fund 2409 and approving and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 110-unit Single Resident Occupancy (SRO) at 607 Thornton Street, Houston, Texas.			<b>Category #</b>	<b>Page 1 of 1</b>	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> James Noteware, Director Housing and Community Development			<b>Origination Date</b> 02/25/11		<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE:</b>			<b>Council District affected:</b> District H		
<b>For additional information contact:</b> Eta Paransky <b>Phone:</b> 713-868-8449			<b>Date and identification of prior authorizing Council action:</b> 2005-0779 – 6/28/05; 2009-1256 – 12/21/09; 2010-0850 – 11/3/10		
<b>RECOMMENDATION: (Summary)</b> HCDD recommends approval of an Ordinance to appropriate \$400,000 out of TIRZ Affordable Housing Fund 2409 and approving and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 110-unit SRO at 607 Thornton Street, Houston, Texas.					
<b>Amount of Funding:</b> \$400,000				<b>Finance Budget:</b>	
<b>SOURCE OF FUNDING</b> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund					
<input checked="" type="checkbox"/> <b>Other (Specify)</b> Tax Increment Reinvestment Zone ("TIRZ") Affordable Housing Fund (Fund 2409)					
<b>SPECIFIC EXPLANATION:</b> Jackson Hinds Gardens, Inc. is an affiliate of The Non-Profit Housing Corporation of Greater Houston, a nonprofit company formed in 1968 for the purpose of contracting for and overseeing the rehabilitation of housing, administering rental assistance, and the provision of supportive services in the City of Houston. The Jackson Hinds Gardens project is a 110-unit Single Room Occupancy ("SRO") project for very-low income tenants that is located at 607 Thornton Road, Houston, Texas 77018.  In 2005, the City of Houston made a \$500,000 CDBG Grant to Jackson Hinds Gardens, Inc. together with a \$300,000 CDBG Grant from Harris County, private foundation grants totaling \$750,000, and a \$1,200,000 loan from Houston Housing Finance Corporation (HHFC) for the rehabilitation of this SRO facility. The plan at the time was that the HHFC loan would be taken out in the future by City of Houston.  Jackson Hinds Gardens, Inc. serves tenants whose annual income does not exceed 50% of the area median income. Of the 110 total units at the property, 90 were restricted by the City of Houston/HCDD for a period of ten (10) years as the City's LURA runs from September 25, 2007 to September 25, 2017. The occupancy has remained close to 100%. The contact person is Tom Lord of the Housing Corporation of Greater Houston.  In 2009, Jackson Hinds Gardens, Inc. requested a CDBG funded Performance Based Loan (PBL) of \$1,200,000 from HCDD to pay off HHFC, its sole lien-holder. This grant was approved by City Council in December 2009. However, it was deemed an unallowable use of CDBG funds and the CDBG funds were de-obligated in November 2010. HHFC has informed HCDD that if the loan could be reduced by \$400,000, HHFC would restructure the loan so that the property could carry the debt service. In exchange for the \$400,000, Jackson Hinds has agreed to restrict an additional 10 units to very low income tenants whose annual income does not exceed 50% of the area median income.  Jackson Hinds has no outstanding HQS (Housing Quality Standards) or CSR (Compliance Services Review) findings or concerns for this property. The project is consistent with the City's Consolidated Plan. Therefore, the Department recommends approval.  EP:jt cc: CSC, FIN, LGL, MYR					
<b>REQUIRED AUTHORIZATION</b>					
<b>Finance Department:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>	



4

TO: Mayor via City Secretary      **REQUEST FOR COUNCIL ACTION (DRAFT)**      11 – Trinity East Village

<b>SUBJECT:</b> Approval of a City of Houston Resolution supporting and approving the proposed construction of Trinity East Village.		<b>Category #</b>	<b>Page 1 of 1</b>	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> James D. Noteware, Director Housing and Community Development Department		<b>Origination Date</b> 2/25/11	<b>Agenda Date</b>	
<b>DIRECTOR'S SIGNATURE:</b>		<b>Council District affected:</b> District I		
<b>For additional information contact:</b> Eta Paranksy Phone: 713-868-8449		<b>Date and identification of prior authorizing Council action:</b>		
<b>RECOMMENDATION: (Summary)</b> The Department recommends approval of a Resolution supporting and approving the proposed construction of Trinity East Village.				
<b>Amount of Funding:</b>			<b>Finance Budget:</b>	
<b>SOURCE OF FUNDING</b> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
<b>SPECIFIC EXPLANATION:</b>				
<p>Trinity East Village, Ltd, the developer of Trinity East Village, a proposed 70-unit multifamily development for seniors located on fourteen contiguous parcels bordered by Saint Charles St., Tuam St., Live Oak St., and McGowen St., is currently applying for Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA). Because the development is located one linear mile or less from a development that serves the same type of household, Village of Zion, and that has received Housing Tax Credits (including Tax Exempt Bond Developments) for new construction since December 20, 2007, TDHCA requires that the developer obtain approval and written statement of support from the Governing Body of the municipality by April 1, 2011.</p> <p>A letter of support from CM James Rodriguez is attached.</p> <p>The Department recommends the City of Houston approve a Resolution supporting and approving construction of Trinity East Village.</p>				
<b>REQUIRED AUTHORIZATION</b>				
<b>Finance Dept.</b>	<b>Other Authorization:</b>		<b>Other Authorization:</b>	



5

TO: Mayor via City Secretary

**REQUEST FOR COUNCIL ACTION (DRAFT)**

11 – Zion Bayou

<b>SUBJECT:</b> Approval of a City of Houston Resolution supporting and approving the proposed construction of Zion Bayou.		<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> James D. Noteware, Director Housing and Community Development Department		<b>Origination Date</b> 3/24/11	<b>Agenda Date</b>	
<b>DIRECTOR'S SIGNATURE:</b>		<b>Council District affected:</b> District D		
<b>For additional information contact:</b> Eta Paranksy Phone: 713-868-8449		<b>Date and identification of prior authorizing Council action:</b>		
<b>RECOMMENDATION: (Summary)</b> The Department recommends approval of a Resolution supporting and approving the proposed construction of Zion Bayou.				
<b>Amount of Funding:</b>			<b>Finance Budget:</b>	
<b>SOURCE OF FUNDING</b> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
<b>SPECIFIC EXPLANATION:</b>  Zion Bayou, Ltd, the developer of Zion Bayou, a proposed 84-unit multifamily development located at 5200-5300 Airport Boulevard, is currently applying for Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA). Because the development is located one linear mile or less from a development that serves the same type of household, Lansborough Apartments, and that has received Housing Tax Credits (including Tax Exempt Bond Developments) for new construction since December 20, 2007, TDHCA requires that the developer obtain approval and written statement of support from the Governing Body of the municipality by April 1, 2011.  A letter of support from CM Wanda Adams is attached.  The Department recommends the City of Houston approve a Resolution supporting and approving construction of Zion Bayou.				
<b>REQUIRED AUTHORIZATION</b>				
<b>Finance Dept.</b>	<b>Other Authorization:</b>		<b>Other Authorization:</b>	



6

TO: Mayor via City Secretary      **REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> An Ordinance approving and authorizing a contract between the City of Houston and Rebuilding Together Houston for home repair services and appropriating funds from TIRZ Affordable Housing Fund 2409.		<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM</b> (Department or other point of origin): James Noteware, Director Housing and Community Development Department		<b>Origination Date</b> 02/28/11		<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE:</b>		<b>Council District affected:</b> ALL		
<b>For additional information contact:</b> Christon Butler  <b>Phone:</b> 713-868-8448		<b>Date and identification of prior authorizing Council action:</b>		
<b>RECOMMENDATION:</b> The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Rebuilding Together Houston (RTH) for home repair services in the amount of \$500,000 and appropriating funds from TIRZ Affordable Housing Fund 2409.				
<b>Amount of Funding:</b> \$ 500,000.00				<b>Finance Department Budget:</b>
<b>SOURCE OF FUNDING</b> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) TIRZ FUND 2409				
<b>SPECIFIC EXPLANATION:</b>  Rebuilding Together Houston (RTH) is a Texas nonprofit corporation that has been delivering "Minor Critical Emergency Home Repair" since 1996. With Mayor Bob Lanier's endorsement, Houston Housing Finance Corporation (HHFC) granted Rebuilding Together Houston a \$200,000 Demonstration Grant to restore roofs and as a result the "Roofs Over Houston" program was created.  In 2009 Rebuilding Together Houston's repair program grew to include a "Volunteer Home Repair Program" where thousands of volunteers leverage \$1.5 million dollars in donated labor value plus the cost of repair materials, an "Interior System Repair Program", "Energy Efficiency Program" and "Safer Home Program" (which provides wheelchair ramps to restore the freedom of access to disabled homeowners).  Rebuilding Together Houston will utilize the \$500,000 grant to support the Department's "Minor Emergency Home Repair Program" initiative. Authorized expenditures will include payments to sub-contractors to undertake licensed trade work (plumbing, electrical, heating, etc.) and to perform other repairs on designated properties that will include but not necessarily be limited to the installation of blue tarps, roof repairs and replacements, foundation repairs, and any other repair deemed eligible by the HCD Director to provide for the health and safety of qualifying single-family, owner-occupied, property. Not more than ten percent (10%) of the grant will be utilized by RTH to cover the administrative costs associated with managing this initiative.  Housing and Community Development Director will determine which households will be serviced through the grant being made to RTH, with a special emphasize placed on servicing households and/or undertaking critical emergency repairs that do not readily meet the standard guidelines or regulatory framework of the standard, CDBG Single Family Home Repair Program, the CDBG Disaster Recovery Program and to service households that cannot be assisted by the department due to capacity. The department recommends that City Council approve this ordinance.  VS:CB				
<b>REQUIRED AUTHORIZATION</b>				
<b>Finance Department Director:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>





TO: Mayor via City Secretary

## REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance approving and authorizing the de-appropriation of \$317,858.20 Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds and the re-appropriation of these funds for use by the Single Family Home Repair Program and related home repair relocation expenses.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James D. Noteware, Director Housing and Community Development Department		Origination Date February 28, 2011		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Ray Daniels phone: (713) 868-8321		Date and Identification of prior authorizing Council action: Ord. #2006-0964 – September 19, 2006 Ord. #2006-0316 – April 5, 2006 Ord. #2006-0317 – April 5, 2006 Ord. #2007-0981 – August 29, 2007 Ord. #2008-0828 – September 17, 2008		
<b>RECOMMENDATION: (Summary)</b> Adopt an ordinance de-appropriating the remaining balance of (\$317,858.20) from the Housing and Community Development TIRZ Affordable Housing Funds (2409) and (2400) and any additional balance that may occur in the future and re-appropriating the remaining TIRZ balances from these funds for use by the Single Family Home Repair program and related home repair relocation expenses.				
<b>Amount of Funding:</b> Remaining Balances as of February 28, 2011: \$ 138,710.72 – De-appropriation – TIRZ Affordable Housing Fund (2409) Ord. #2006-0964 Demolition and Reconstruction \$ 30,473.91 – De-appropriation – TIRZ Affordable Housing Fund (2409) Ord. #2006-0316 Complete HUD mandated repairs under the Single Family Home Repair Program \$ 17,742.20 – De-appropriation – TIRZ Affordable Housing Fund (2409) Ord. #2007-0981 HUD mandated re-inspection and repair of homes through competitive bid process \$ 120,936.23 – De-appropriation – TIRZ Affordable Housing Fund (2409) Ord. #2008-0828 Repair damage to qualifying Single Family homes caused by Hurricane Ike \$ 307,863.06 – TIRZ Fund 2409 \$ 9,995.14 – De-appropriation – TIRZ Affordable Housing Fund (2400) Ord. #2006-0317 Complete HUD mandated repairs under the Single Family Home Repair Program \$ 9,995.14 – TIRZ Fund 2400 <b>Total Funding - \$317,858.20</b>				
<b>EXPLANATION:</b> The Housing and Community Development Department requests City Council approval of an Ordinance de-appropriating \$307,863.06 in TIRZ Affordable Housing Fund (2409) and \$9,995.14 in TIRZ Affordable Housing Fund (2400) and any additional balance that may occur in the future as a result of impediments (i.e. homeowner decision, aggregate invoiced amounts are less than bided amounts, etc.) that are attached to these Ordinances. The Housing and Community Development Department also request City Council approval of re-appropriating the remaining TIRZ balances from these funds for use by the Single Family Home Repair program and related home repair relocation expenses. These funds were previously appropriated in various Ordinances from 2006 to 2008 for which the projects have been completed or are no longer needed.				
<b>REQUIRED AUTHORIZATION</b>				
Finance Director:		Other Authorization:		Other Authorization:

